



Senate

File No. 810

General Assembly

January Session, 2013

(Reprint of File No. 178)

Substitute Senate Bill No. 114
As Amended by Senate Amendment
Schedule "A" and House Amendment
Schedule "A"

Approved by the Legislative Commissioner
May 13, 2013

**AN ACT PROHIBITING RESIDENTIAL LANDLORDS FROM
REQUIRING TENANTS TO PAY RENT BY ELECTRONIC FUNDS
TRANSFER.**

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

- 1 Section 1. (NEW) (*Effective October 1, 2013*) For any lease or rental
2 agreement executed on or after October 1, 2013, no landlord of
3 residential real property shall require electronic funds transfer as the
4 exclusive form of payment of rent or a security deposit. For purposes
5 of this section, "electronic funds transfer" means any transfer of funds
6 that is initiated through an electronic terminal, telephone or computer
7 or magnetic tape so as to order, instruct authorize a financial
8 institution to debit or credit an account but shall not include any
9 transfer originated by check, draft or similar paper instrument.

This act shall take effect as follows and shall amend the following
sections:

Section 1	<i>October 1, 2013</i>	New section
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The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which prohibits landlords of residential real property from exclusively requiring payment through electronic funds on leases executed after October 1, 2013, has no state or municipal fiscal impact. The provision regulates private transactions between renters and landlords.

Senate "A" alters the bill by limiting the prohibition to leases and rental agreements executed on or after October 1, 2013 and has no fiscal impact.

House "A" alters the bill by limiting the prohibition to residential leases or rental agreements and has no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sSB 114 (File 178, as amended by House "A" and Senate "A")******AN ACT PROHIBITING LANDLORDS FROM REQUIRING TENANTS TO PAY RENT BY ELECTRONIC FUNDS TRANSFER.*****SUMMARY:**

For residential leases or rental agreements executed on or after October 1, 2013, this bill prohibits landlords from requiring that rent or security deposits be paid by electronic funds transfer. The bill defines "electronic funds transfer" as a funds transfer initiated through an electronic terminal, telephone, computer, or magnetic tape that orders, instructs, or authorizes a financial institution to debit or credit an account. It does not include any transfer originated by check, draft, or similar paper instrument.

*House Amendment "A" limits the prohibition to residential leases or rental agreements.

*Senate Amendment "A" limits the prohibition to leases or rental agreements executed on or after October 1, 2013.

EFFECTIVE DATE: October 1, 2013

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 12 Nay 0 (03/12/2013)